

Cottonwood Housing Profile

Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Cottonwood	5,918	9,179	5.5%	55.1%
Yavapai County	107,714	167,517	-	55.5%

Median Household Income

	<i>1990</i>	<i>2000</i>
Cottonwood	\$16,213	\$27,444
Yavapai County	\$22,060	\$34,901
Arizona	\$27,540	\$39,067

Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	5,513	7,824	85.2%
African American	14	45	0.5%
Native American	77	144	1.6%
Asian	33	38	0.4%
Other	281	1,128	12.3%
Hispanic	740	1,884	20.5%

Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	2,512	3,983
Homeownership Rate	55.6%	53.7%
Average Household Size	2.31	2.27

Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	1,590	2,378	25.9%
20 – 54 yrs	2,295	3,685	40.1%
55 & Over	2,033	3,116	33.9%

Median Age	38.8	41.0
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Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	1,408	2,081	47.4%	47.8%
Townhouse / Condo	33	94	2.1%	184.8%
Multi-family Units	686	1,268	28.9%	84.8%
Manufactured Home	622	902	20.6%	45.0%
Other Units	19	41	0.9%	115.8%
Total Units	2,768	4,386	-	58.45%

Assisted Housing Units Produced between 1996 - 2000

Cottonwood	165
Yavapai County	205

Housing Affordability Gap

	Cottonwood	Yavapai County
Total Gap	377	11,949
Gap as a % of Total households	9.5%	17.1%
% of Median household Income where total gap occurs	55%	

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$544	\$415
# of Units Surveyed	252	108

Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	21	\$121,500	146	\$68,333	167	\$75,500
1997	17	\$132,500	82	\$85,833	99	\$92,667
1998	55	\$137,500	70	\$92,500	125	\$119,750
1999	81	\$142,250	105	\$95,167	186	\$120,333
2000	6	\$154,000	103	\$101,750	109	\$105,500